114.0	0001	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	794,500 / 794,500
					USE VALUE:	794,500 / 794,500
					ASSESSED:	794,500 / 794,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
255		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COMMINS RICHARD J
Owner 2:	
Owner 3:	
Street 1:	255 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .205 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 2423 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8915.000	312,400	900	481,200	794,500
Total Card	0.205	312,400	900	481,200	794,500
Total Parcel	0.205	312,400	900	481,200	794,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.87 | /Parcel: 327.87

Legal Description

User Acct 72888

GIS Ref

GIS Ref

Insp Date 08/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0001-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	312,400	900	8,915.	481,200	794,500		Year end	12/23/2021
2021	101	FV	300,700	900	8,915.	481,200	782,800		Year End Roll	12/10/2020
2020	101	FV	300,600	900	8,915.	481,200	782,700	782,700	Year End Roll	12/18/2019
2019	101	FV	305,900	1000	8,915.	488,100	795,000	795,000	Year End Roll	1/3/2019
2018	101	FV	305,900	1000	8,915.	364,300	671,200	671,200	Year End Roll	12/20/2017
2017	101	FV	305,900	1000	8,915.	330,000	636,900	636,900	Year End Roll	1/3/2017
2016	101	FV	305,900	1000	8,915.	316,200	623,100	623,100	Year End	1/4/2016
2015	101	FV	253,700	1000	8,915.	268,100	522,800	522,800	Year End Roll	12/11/2014

!8843!

PRINT

Date	Time
12/30/21	08:01:37

LAST REV

Date	Time
09/24/18	10:02:07
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8843

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	781-155		1/1/1901	Family		No	No		Sara Commins d..o.d 12/3/2015 bk 00781 pg 155

USER DEFINED

Prior Id # 1:	72888
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/1996	573	Manual	1,200					REROOF 1/2 HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Measured	345	PATRIOT
2/4/2000	Meas/Inspect	197	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8915		Sq. Ft.	Site		0	70.	0.77	5									481,217						481,200	

Total AC/HA:	0.20466	Total SF/SM:	8915	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	481,217	Spl Credit		Total:	481,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.01454961
Adj $ / SQ:	136.964
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424491
Depreciation:	112066
Depreciated Total:	312426

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

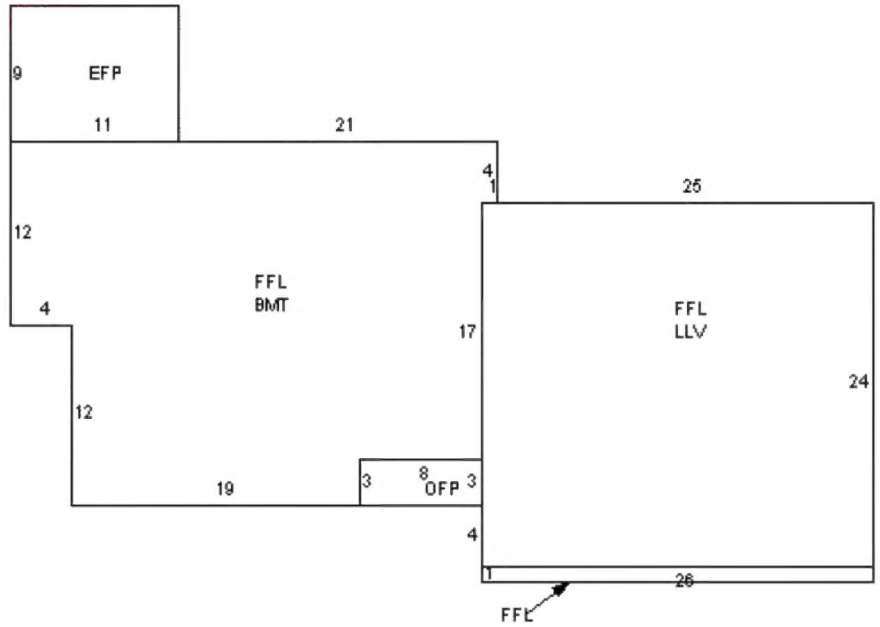
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	150.66
Special Features:	0	Val/Su Net:	113.64
Final Total:	312400	Val/Su SzAd	235.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,326	136.960	181,615
BMT	Basement	676	59.780	40,415
LLV	Lower Level	624	107.860	67,304
EFP	Enclos Porch	99	55.520	5,497
OFP	Open Porch	24	44.640	1,071

Net Sketched Area:	2,749			Total:	295,902
Size Ad	1326	Gross Area	2749	FinArea	2423

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	
LLV	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0001-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	500	A	AV	1970	3.00	T	39.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900